019.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,408,000 / 1,408,000
					USE VALUE:	1,408,000 / 1,408,000
					ASSESSED:	1,408,000 / 1,408,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE VENECIA RONALD K
Owner 2:	
Owner 3:	
Street 1:	54 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BELLUCHE MARGUERITE -
Owner 2:	-
Street 1:	54 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,450 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2985 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10450.000	587,600	9,900	810,500	1,408,000
Total Card	0.240	587,600	9,900	810,500	1,408,000
Total Parcel	0.240	587,600	9,900	810,500	1,408,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.66 | /Parcel: 471.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 13513

GIS Ref

GIS Ref

Insp Date 12/02/17

!1599!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	587,600	9900	10,450.	810,500	1,408,000	1,408,000	Year End Roll	12/18/2019
2019	101	FV	442,300	10100	10,450.	887,500	1,339,900	1,339,900	Year End Roll	1/3/2019
2018	101	FV	442,300	10100	10,450.	564,800	1,017,200	1,017,200	Year End Roll	12/20/2017
2017	101	FV	442,300	10100	10,450.	516,400	968,800	968,800	Year End Roll	1/3/2017
2016	101	FV	442,300	10100	10,450.	419,600	872,000	872,000	Year End	1/4/2016
2015	101	FV	424,300	10300	10,450.	419,600	854,200	854,200	Year End Roll	12/11/2014
2014	101	FV	424,300	10300	10,450.	382,400	817,000	817,000	Year End Roll	12/16/2013
2013	101	FV	424,300	10300	10,450.	363,900	798,500	798,500		12/13/2012

PRINT

Date	Time
12/10/20	17:10:37

LAST REV

Date	Time
10/24/19	15:19:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1599

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELLUCHE MARGUE	1329-102		11/17/2006	Change>Sale	660,000	No	No		
	450-81		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	13513
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2006	1089	Addition	175,000			G8	GR FY08	FULL 2ND FLOOR / G
11/14/2006	989	Inter-De	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Info At Door	BS	Barbara S
5/8/2009	Measured	372	PATRIOT
3/12/2007	MLS	MM	Mary M
9/28/1999	Meas/Inspect	264	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10450		Sq. Ft.	Site		0	85.	0.91	2			Water F	30					810,513						810,500	

Total AC/HA: 0.23990 | Total SF/SM: 10450 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 810,513 | Spl Credit | Total: 810,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06436455
Const Adj.:	0.99989998
Adj $ / SQ:	133.032
Other Features:	89250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615917
Depreciation:	28332
Depreciated Total:	587585

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

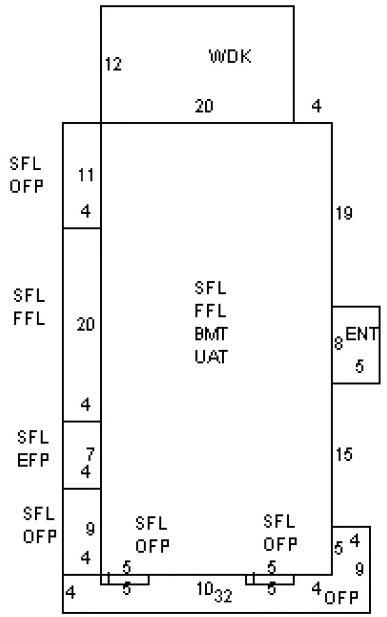
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.97
Special Features:	0	Val/Su Net:	131.16
Final Total:	587600	Val/Su SzAd	231.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,326	133.030	176,401
FFL	First Floor	1,208	133.030	160,703
BMT	Basement	1,128	50.290	56,723
UAT	Upper Attic	282	53.210	15,006
WDK	Deck	240	10.170	2,440
OFP	Open Porch	228	23.730	5,411
ENT	ENTRY	40	26.400	1,056
EFP	Enclos Porch	28	72.590	2,033
	Net Sketched Area:	4,480	Total:	419,773

Size Ad	2534	Gross Are	5326	FinArea	2985

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GD	2007	26.56	T	7.2	101			9,900			9,900

More:	N	Total Yard Items:	9,900	Total Special Featues:		Total:	9,900